

IOWA STATE CAPITOL

FINAL MASTER PLAN – JANUARY 2010

Capitol Complex Master Plan Update

State of Iowa
Department of Administrative
Services
Capitol Planning Commission

CONFLUENCE
ZIMMER GUNSUL FRASCA ARCHITECTS
TILGHMAN GROUP
JMA STUDIO
SNYDER & ASSOCIATES

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Project Goals:

- Provide for the next 7-10 years of a 100 year vision
- Guide Capitol Planning Commission & DAS
- Engage stakeholders
- Create a world-class site
- Enhance quality, efficiency & sustainability

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CPC Assumptions:

- Campus Boundary - East 9th to East 14th - I-235 to railroad
- Increase density north of Grand
- Visitor Center will occur at the Historical Building
- Aggressive transportation, energy and parking policy
- Aggressive sustainable strategies

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Schedule



XXXX

XXXX

XXXX

XXXX

XXX

XXXXX

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Input Meetings:

- City of Des Moines
- East Village Neighborhood
- Capitol Park Neighborhood
- Capitol East Neighborhood
- Downtown Community Alliance
- Facilities Management
- Young Capitol Employees Group
- Office of Energy Independence
- Department of Education
- Iowa Communications Network
- Post 16
- Department of Public Health
- Department of Natural Resources
- **DAS Survey**

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- Department of Inspection and Appeals
- Department of Human Services
- Department of Revenue
- Department of Cultural affairs
- Attorney General's Office
- Department of Corrections
- Department of Public Safety
- Department of Administrative Services
- Department of Agriculture
- Iowa Workforce Development
- Judicial Branch Representatives
- Capitol Planning Commission
- Steering Committee

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2010 Master Plan Steering Committee

Scott Brown, CPC, Attorney at Law, Chair

Molly Clause, CPC, State of Iowa

Elizabeth Isaacson, CPC, Past Chief Clerk of the House

Craig Goettsch, Iowa Insurance Division

Chris Van Gorp, Department of Natural Resources

Marty Fredrickson, Iowa Workforce Development

Ryan Dierks, Governor's Office

Mike Marshall, Legislative designee

Mark Bransgard, Legislative designee

Lee Dawson, Capitol Park Neighborhood Representative

Nadine Hogate, Capitol East Neighborhood Representative

Abra Pulley, East Village Representative

Erin Olson-Douglas, City of Des Moines Representative

Tim Ryburn – DAS/CCM

Robert Gernes, Citizen, Des Moines

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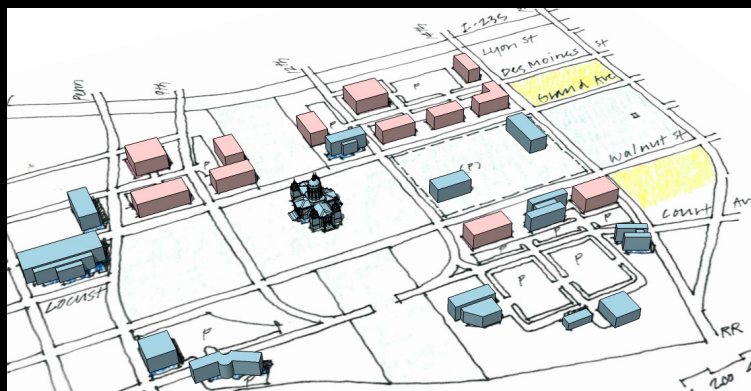
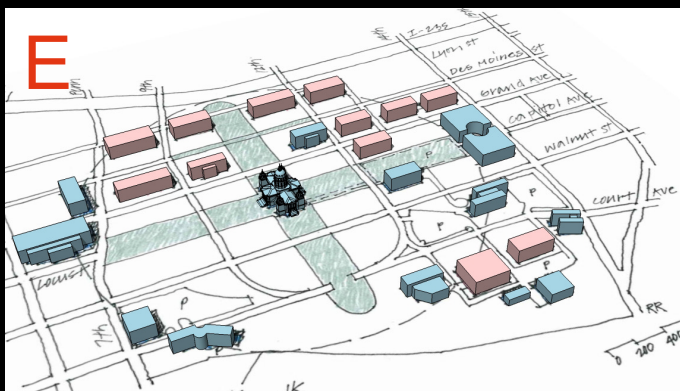
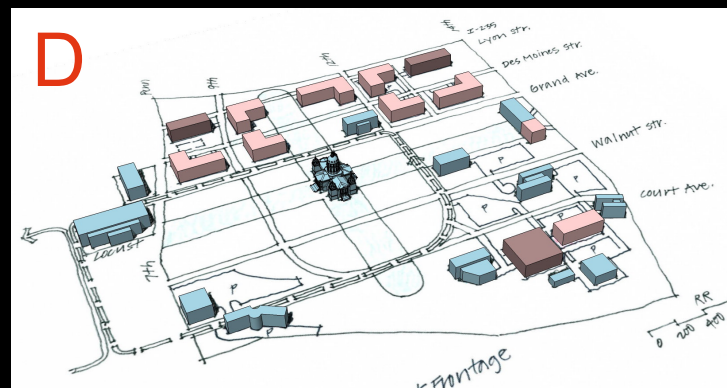
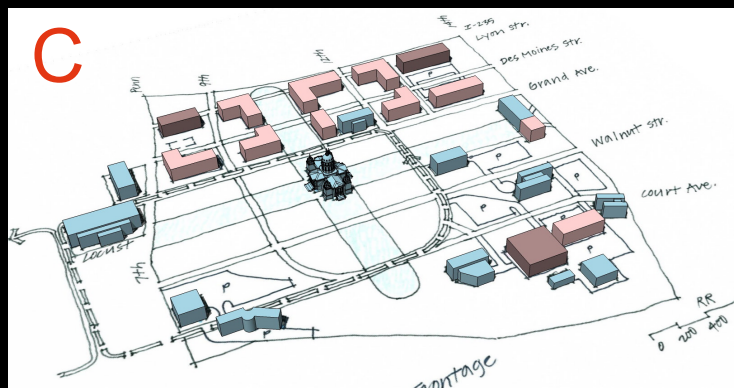
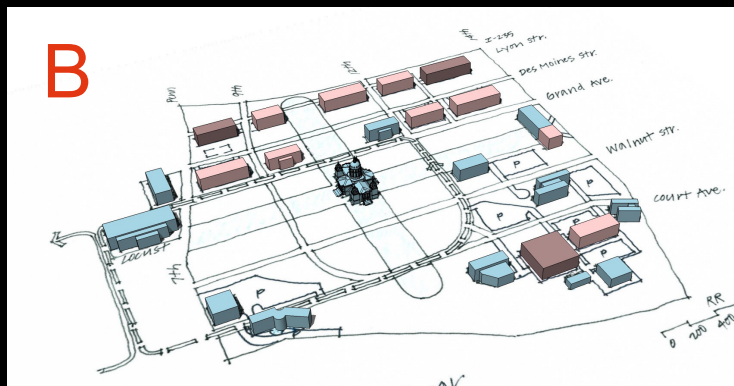
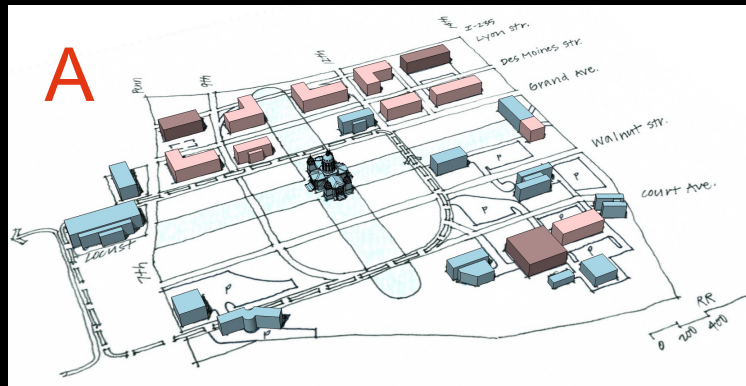
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Initial Options:

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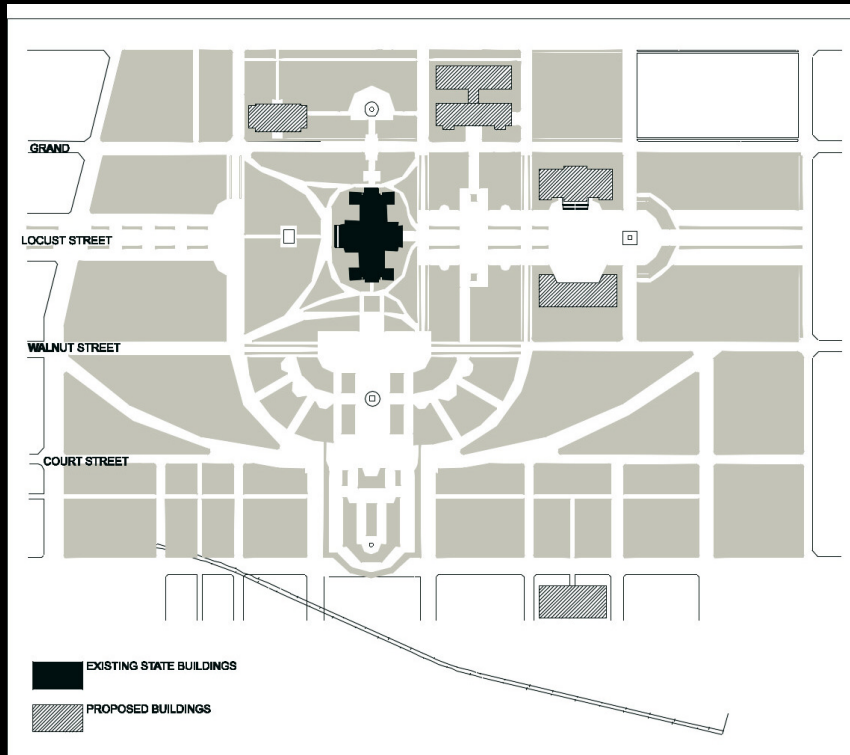
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Side by Side

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Masqueray Plan



2010 Plan – October Version

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October Master Plan

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- North Mall established
- East Mall established
- Court Avenue Bridge
- Dense development
- Pedestrianize Core
- Smart Growth
- World Class / Achievable

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December Master Plan

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- Building eliminated
- Garage relocated
- 14th Street entry
- Plaza added (South)
- Formal tree planting

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January 2010 Master Plan

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- Energy Plant
- Building Shift - facade

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Capitol Malls

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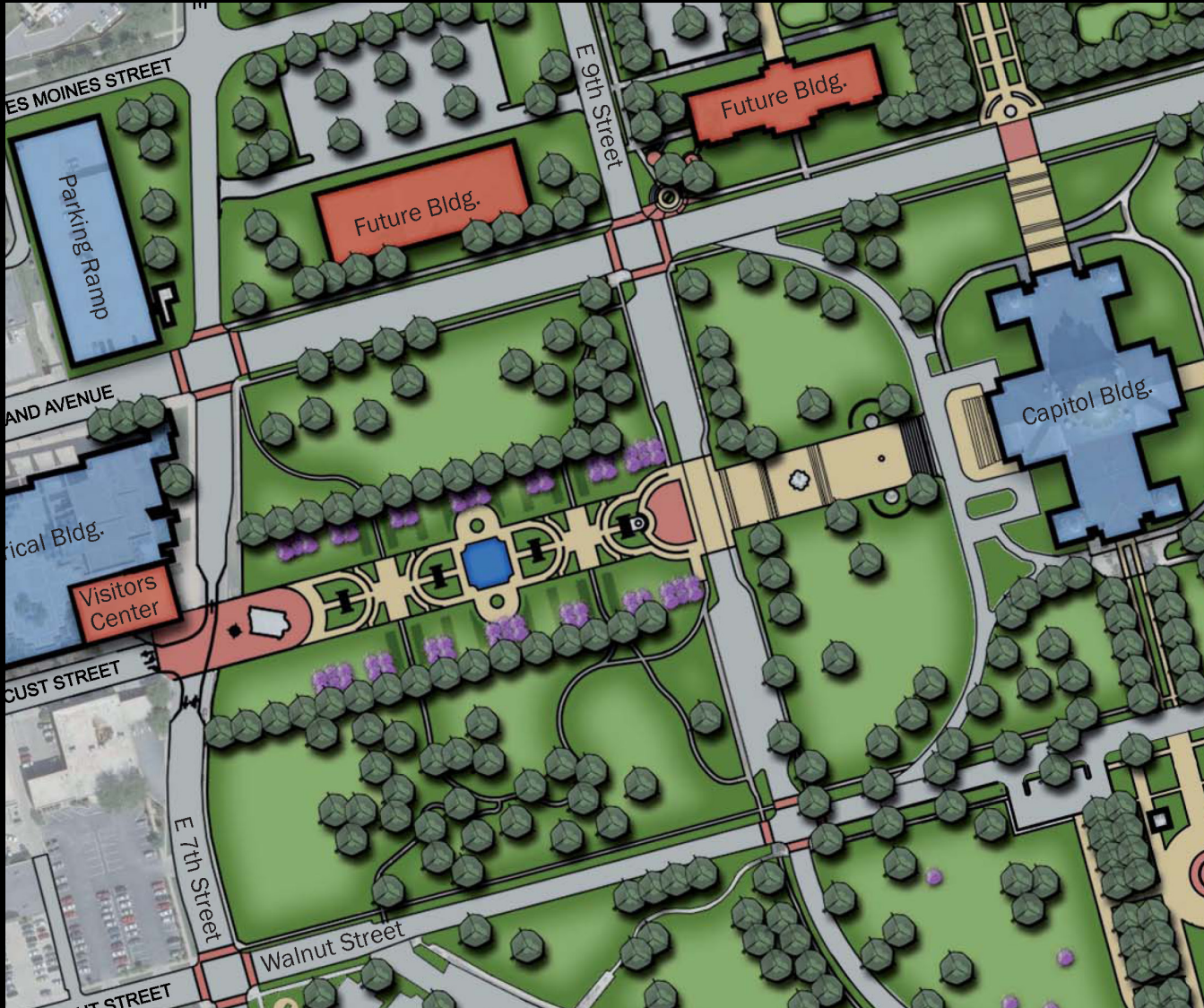


- Format for presentation

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West Mall

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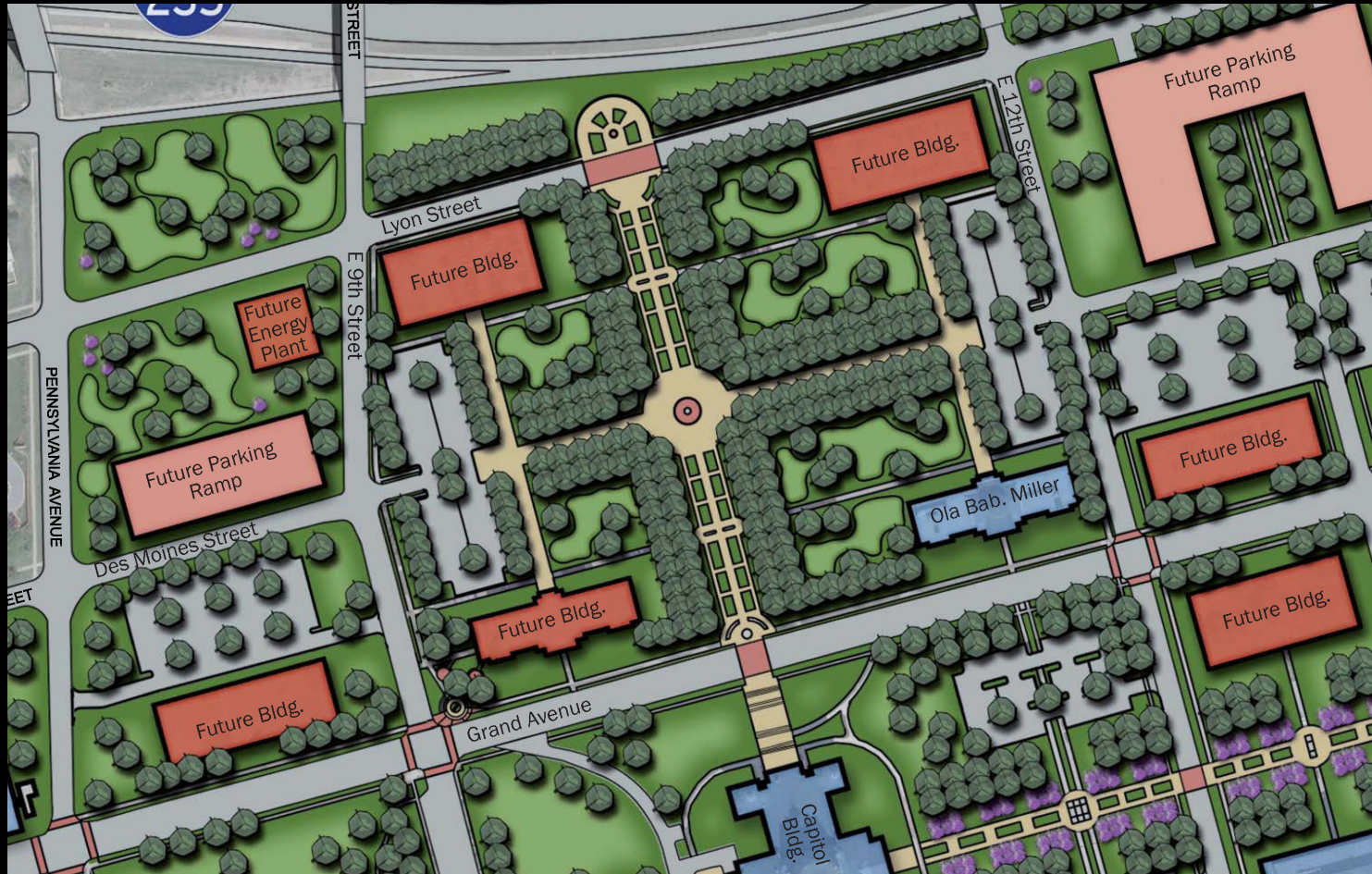
- Complete West Terrace
- Remove buildings
- Add Visitor Center
- Install center fountain

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North Mall

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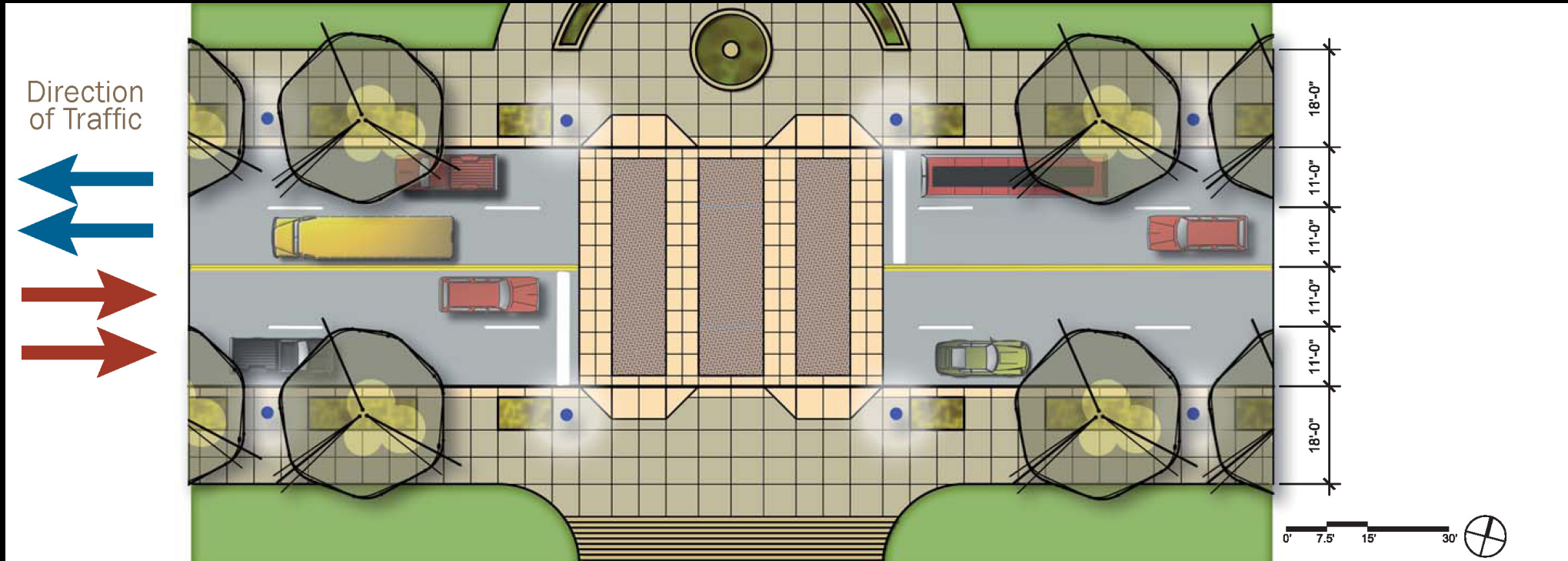
- Stately Grand presence
- Complete North Gardens
- Building locations
- Garages on corners
- Storm detention
- Geo well locations

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Grand Avenue

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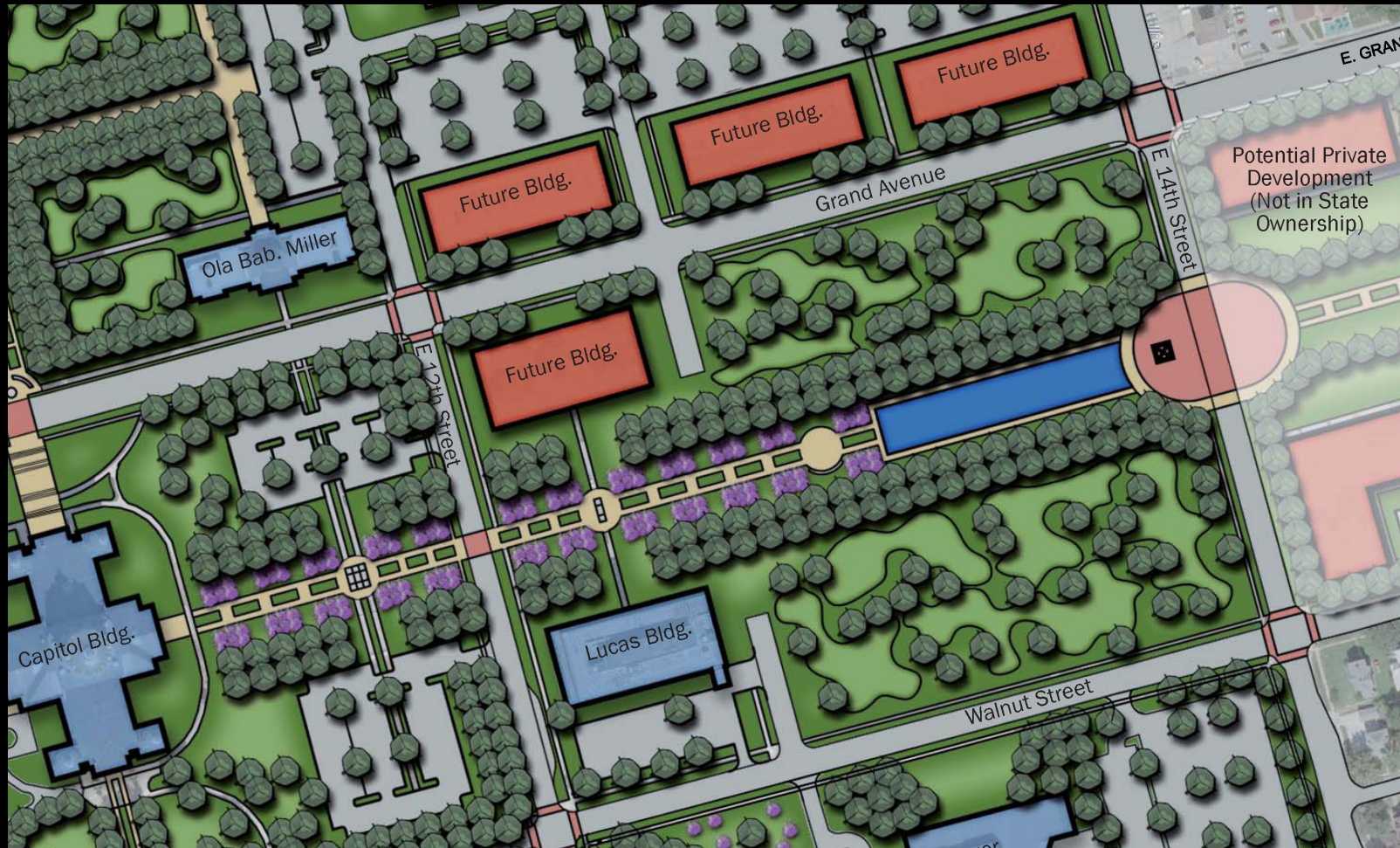
- Widen and landscape sidewalks
- Two lanes eastbound; two lanes westbound
- Special crosswalk paving & street lighting
- Pedestrian signal

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East Mall

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- Lucas mirror
- Garden establishment
- Respectful parking
- Grimes demolition
- Reflecting pool
- Private mixed use dev.

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East Mall

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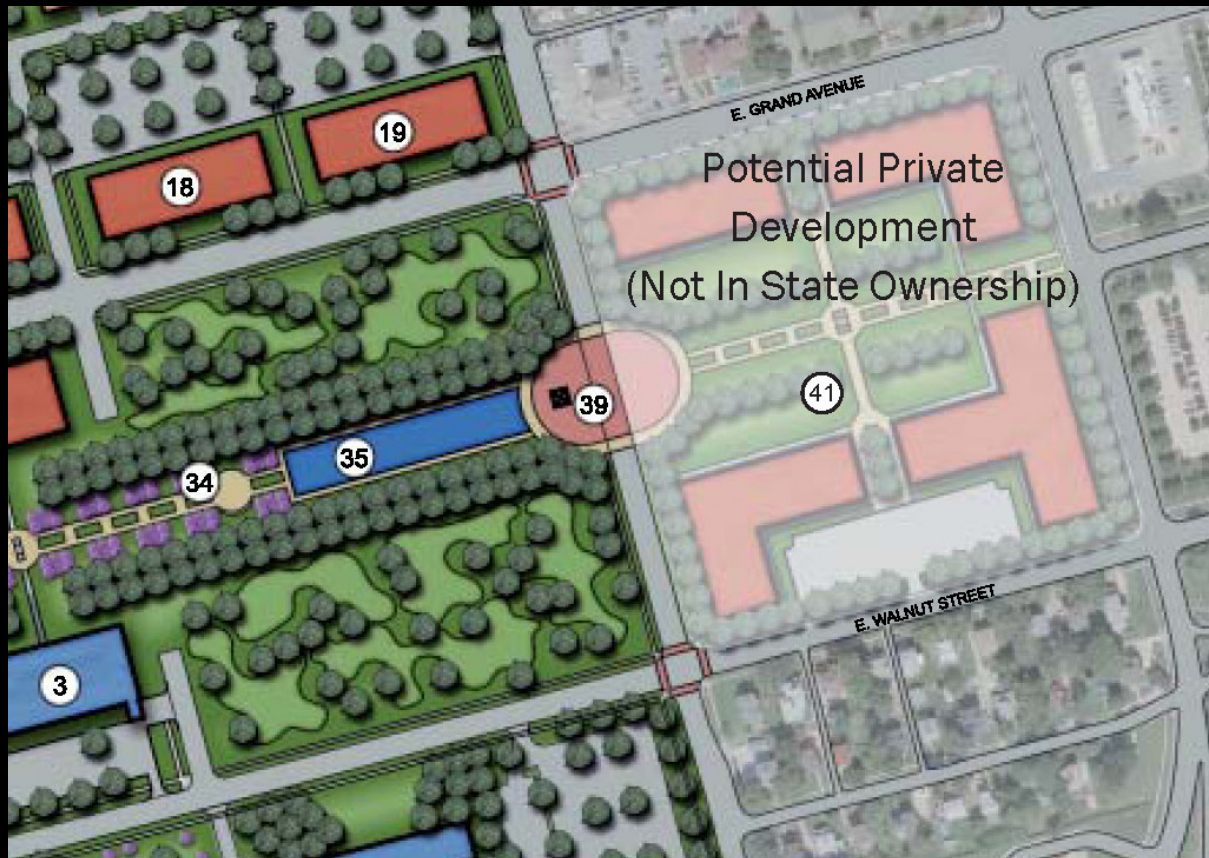
- Similar setbacks
- Stately presence
- Truly Grand Avenue



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East Mall – extended IOWA STATE CAPITOL

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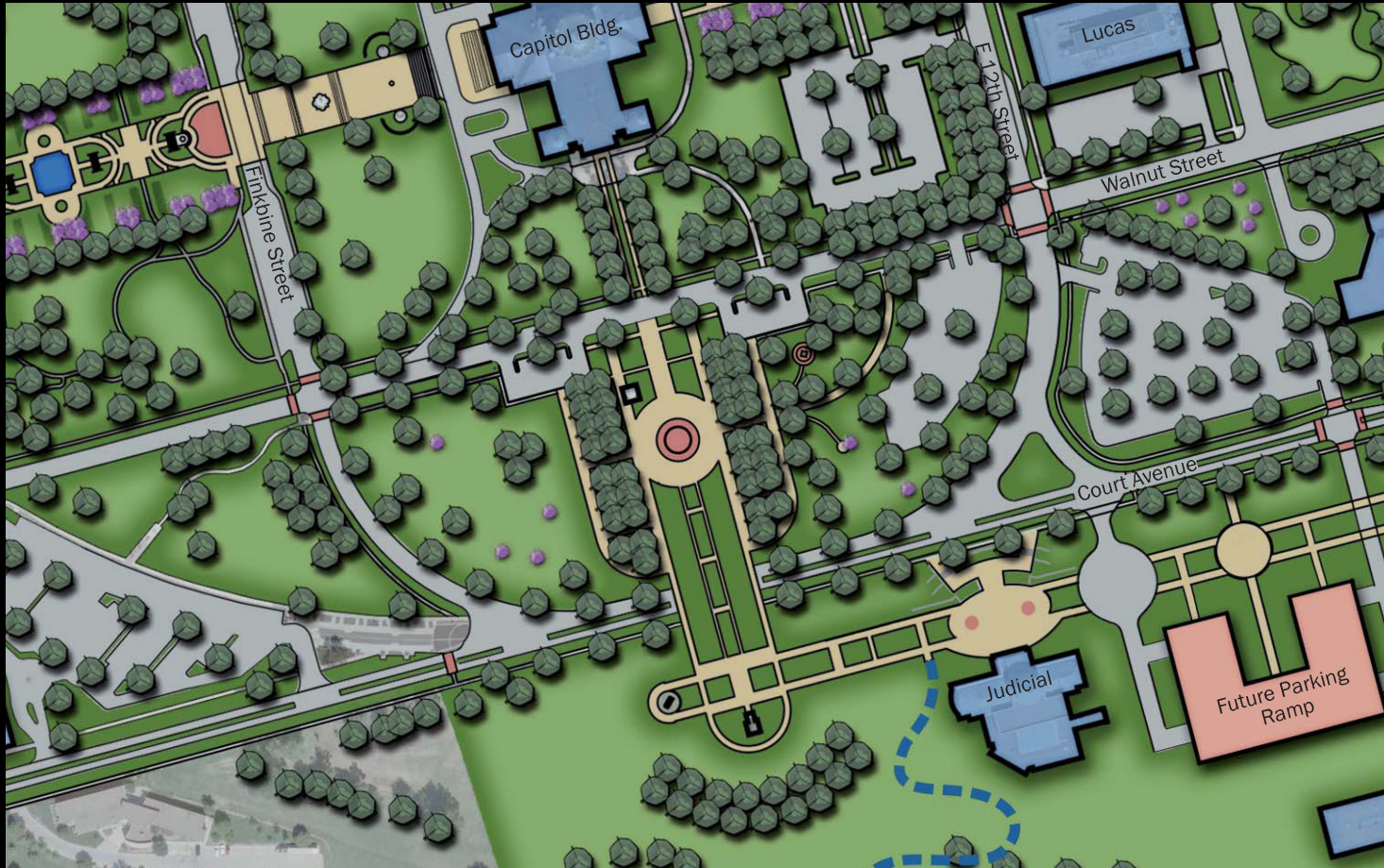
- Expand Stewart Square
- Private development
- Extend open space to 15th
- Mixed use development
- Serves neighborhood and Capitol employees
- Long term improvement

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South Mall

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- Court Avenue Bridge
- Bike trail connection
- Future building location
- Prairie Ridge feel
- MLK visibility
- Judicial respect

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Sustainability

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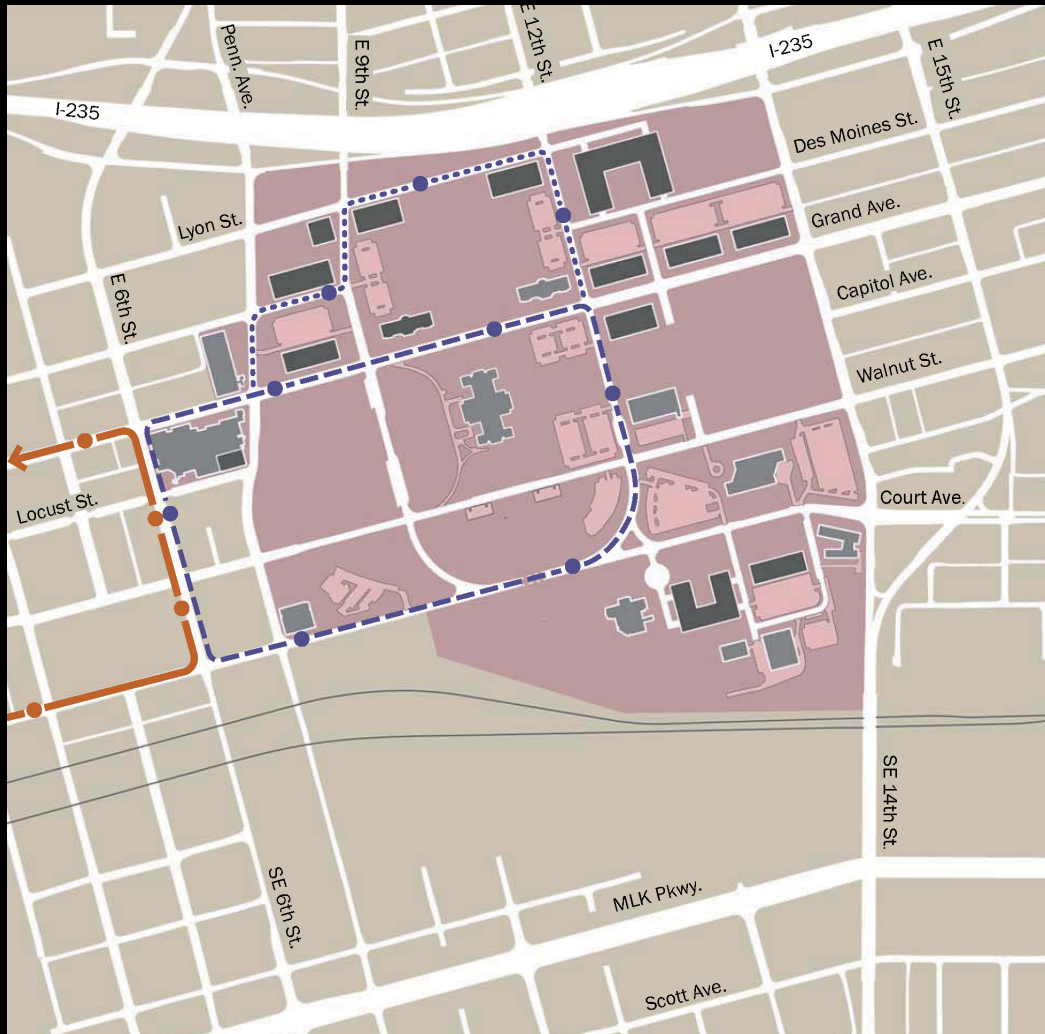
- Energy and carbon output
- Transportation
- Building standards
- Water management

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Transportation

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- Develop reliable transportation service
- Scheduled stops and arrivals
- Direct access from garage to destination
- Expansion possible
- City connection
- Helps to minimize parking

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Facility Development Sequence

(Qualifier)

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- Many buildings are replacements for aging structures
- Demolition of structures – As financially necessary
- Off-site rental space returned to Capitol complex
- Dates and phases listed are guides
 - Intended to be flexible
 - Can adjust to employment trends
- Parking assumes an aggressive transportation policy

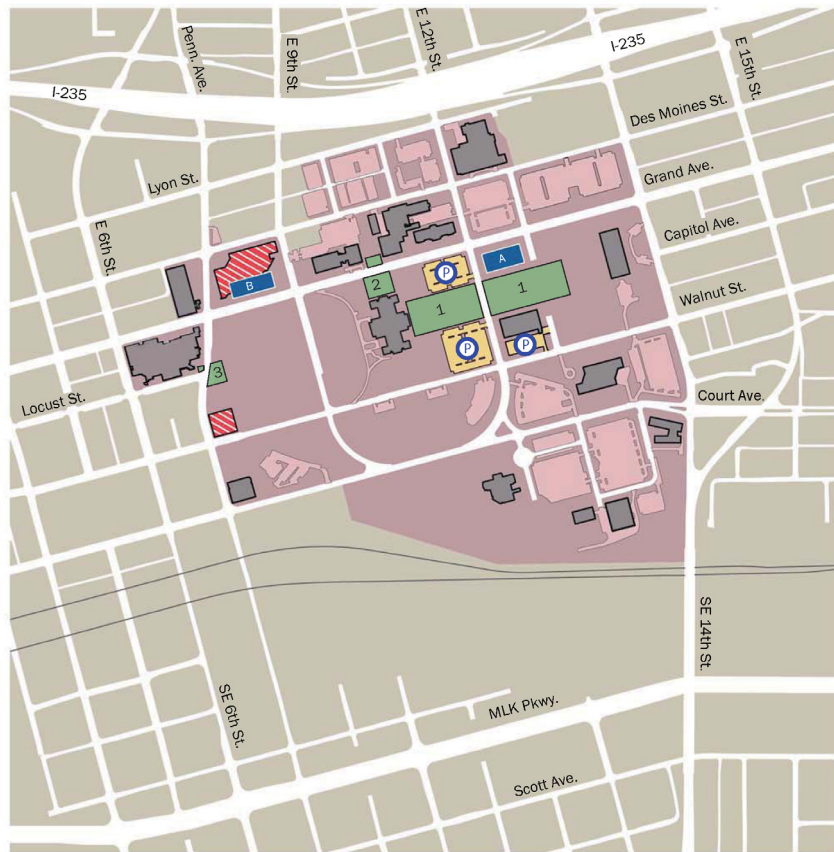
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Facility Development Sequence

Phase 1 (2010-2020)

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Key

- A Replacement Building - 270,000 GSF
- B Replacement Building - 300,000 GSF
- 1 Build East Gardens to WWII Memorial
- 2 Start North Gardens
- 3 Improve Locust Street Pedestrian Crossing
- P Parking Lots to Add/Redesign
- Buildings to Remove
- Existing Buildings



Iowa State Capitol Complex Master Plan

Facilities Needs Assessment Summary

141

- Colors?
- Lucas Mirror
- East Mall
- Demo Wallace
- Parking Lot Realignment
- Demo Fleet
- Complete West Terrace
- Wallace Replacement

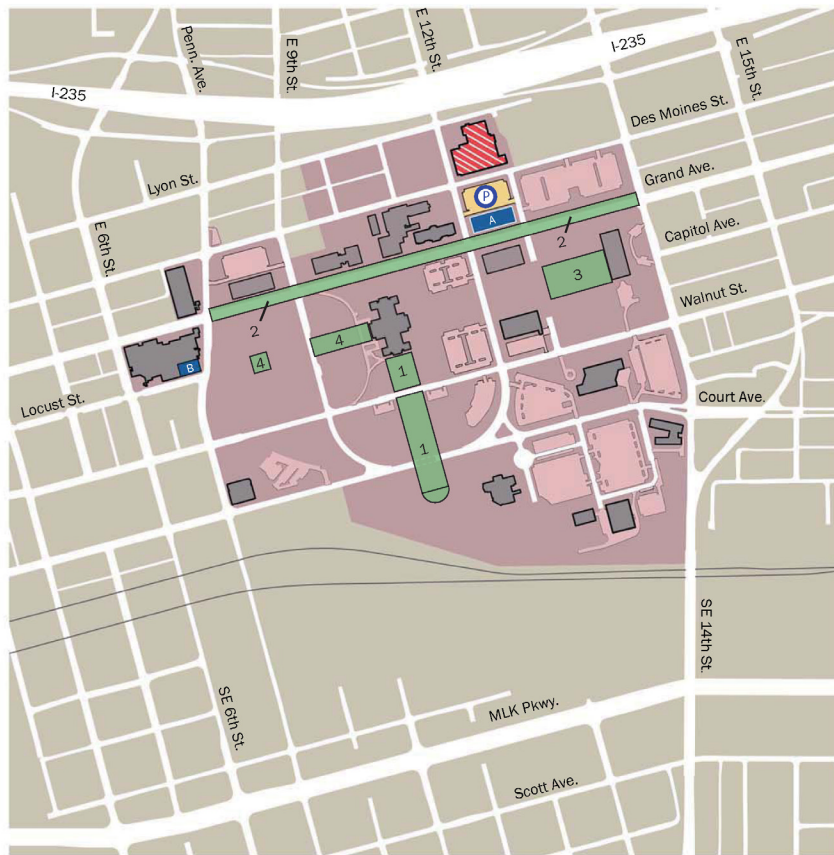
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Facility Development Sequence

Phase 2 (2021 -2030)

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Phase Two Development
(2021-2030)

Key

- A Replacement Building - 270,000 GSF
- B New Visitors Center
- 1 Rebuild Court Avenue Bridge and Improve South Gardens
- 2 Complete Grand Avenue Streetscape
- 3 Expand East Gardens
- 4 Complete West Capitol Terrace, Build Fountain
- P Parking Lots to Add/Redesign
- Buildings to Remove
- Existing Buildings



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Facilities Needs Assessment Summary

143

- Court Avenue Viaduct
- Grand Avenue
- North of Grand Bldg.
- North of Grand Parking
- Visitor center
- West Terrace Completion
- East Mall to Grimes
- Demo Mercy Capitol

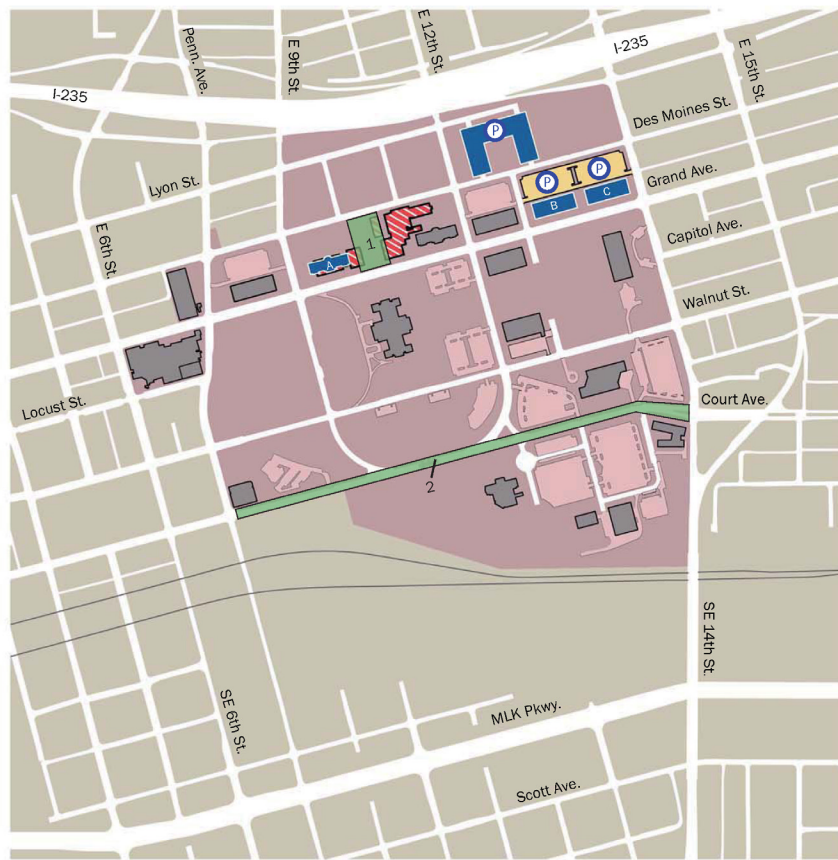
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Facility Development Sequence

Phase 3 (2031 -2040)

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Phase Three Development
(2031-2040)

Key

- A New Building - Legislative Support / Electeds - 100,000 GSF
- B Replacement Building - 270,000 GSF
- C Replacement Building - 270,000 GSF
- 1 Continue North Garden Work
- 2 Complete Court Avenue Streetscape
- P Parking to Add/Redesign
- Buildings to Remove
- Existing Buildings



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Facilities Needs Assessment Summary

145

- Build NE Parking Garage
- Build north of Grand Ave. Buildings
- Demo Jesse Parker
- Demo Workforce Dev.
- Demo Carriage House
- Build Leg. Support / Elected Officials building
- Court Avenue
- Begin North Mall

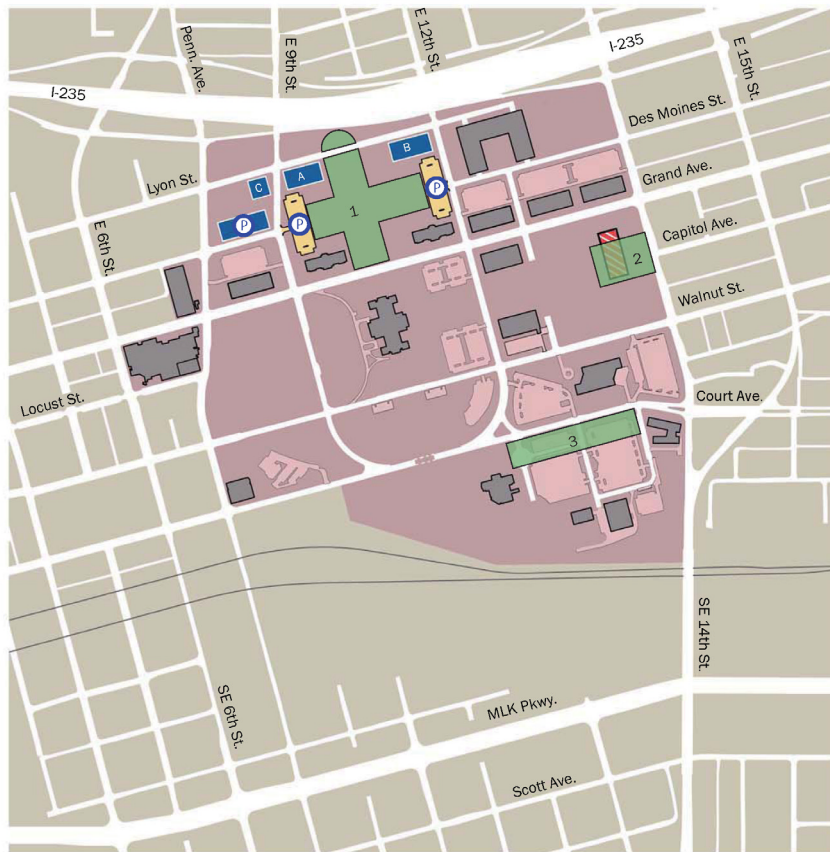
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Facility Development Sequence

Phase 4 (2041 -2050)

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Phase Four Development
(2041-2050)

Key

- A New Building - 280,000 GSF
- B Replacement Building - 280,000 GSF
- C New Energy Plant
- 1 Complete North Gardens to Interstate
- 2 Complete East Gardens
- 3 Complete Pedestrian Plaza
- P Parking to Add/Redesign
- Buildings to Remove
- Existing Buildings



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Facilities Needs Assessment Summary

147

- Build Office Building A
- Build NW Parking Garage
- Build Office Building B
- Complete North Mall including Parking
- Demo Grimes
- Complete East Mall

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Facility Development Sequence

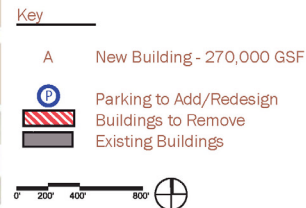
Phase 5 (2051-2060)

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Phase Five Development
(2051-2060)



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Facilities Needs Assessment Summary

149

- Build SE parking garage
- Build Office Bldg. A
- Construct parking
- Complete plaza
- Connect to the I-235

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Questions / Comments?

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Building Needs

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Facilities Development Sequencing Schedule						
	Phase 1 2010- 2020	Phase 2 2021- 2030	Phase 3 2031- 2040	Phase 4 2041- 2050	Phase 5 2051- 2060	Total 2010- 2060+
New	570,000 gsf	270,000 gsf	640,000 gsf	560,000 gsf	270,000 gsf	2,310,000 gsf
Demo	263,000 gsf	270,000 gsf	264,000 gsf	115,000 gsf	0 gsf	912,000 gsf
Net	307,000 gsf	0 gsf	376,000 gsf	445,000 gsf	270,000 gsf	1,398,000 gsf

- With assumed 1% growth – the site is under-built in 2060
 - Will growth really be 1%
 - Will we still work the same way?
- More building could be added if necessary
- Team is comfortable with the recommendations shown

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Future Parking Needs IOWA STATE CAPITOL

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Table 1	Employee Commuting		
	Mode	2009 Estimated % of Employees	1996 Estimated % of Employees
	Drive Alone	82%	85.1%
	Rideshare	11%	9.5%
	Transit	5%	2.4%
	Walk & Bike	1.5%	3%
	Other	0.5%	--
	Total	100%	100%

- Currently Complex has 4,480 Stalls
- Ratio of 2.82 / 1000 sq. ft of office
- Future Need of a total of 5,615 Stalls (Increase by 1,135)
- Demand decrease expected as transportation options are enhanced.

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